

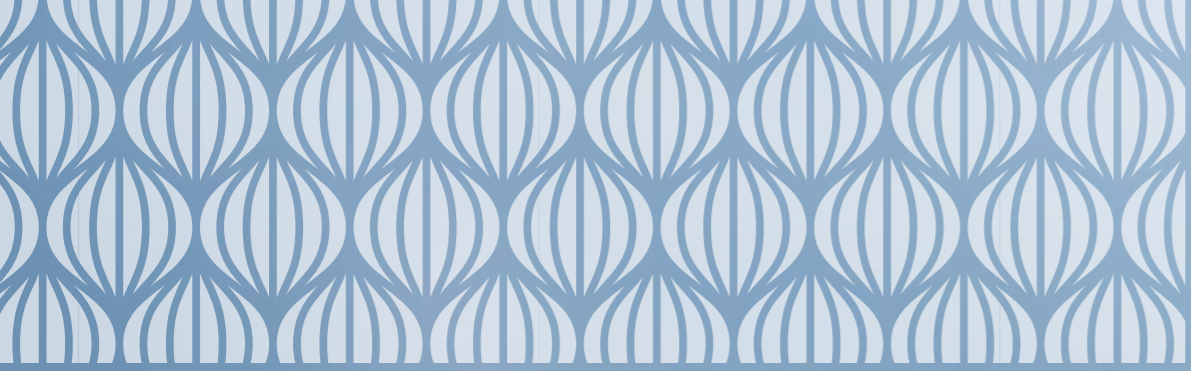


GREENFORD
QUAY

DISCOVER STUDENT LIVING



AT WEST LONDON'S
VIBRANT WATERFRONT
NEIGHBOURHOOD



WELCOME



LIVE YOUR BEST LIFE AT GREENFORD QUAY

London is a global community, welcoming a diverse mix of people to live, work and study together. And finding the perfect place to settle in the capital is vital to ensuring that your time here is a success.

So, if you're wondering where to live in London, then look no further than Greenford Quay.

Our development is at the heart of West London's most exciting district and over the next few pages we'll show you why we're the ideal choice for students. From amenities to travel connections, to resident events and our pet-friendly policy, we've got studios and apartments just waiting to welcome you.

But most of all, we wish you all the best as you embark on your student journey and hope you make many happy memories along the way.

Plus, you can take advantage of 30 days of worry-free living with Our Peace of Mind Guarantee: Provide 30 Days' notice anytime within your first 30 days if you change your mind.



STUDENT

WE KNOW ASKING FOR SUPPORT CAN FEEL LIKE A BIG STEP, SO, WE'RE HERE TO HELP



From the moment you walk in the door at Greenford Quay, our friendly team are on hand to make you feel at home. And as part of our student package, there's a whole host of resources on offer to ensure you are always well looked after...

HELLO THERE



Shortly after you move in, you'll receive a phone call from one of our team associates to find out how you're settling in, discuss any issues or queries you may have and share key information such as our Resident Handbook and how to sign up for our Resident App.

CLEAN GENIES



Need a cleaner fast? Head to the Resident App where you can book one of our in-house cleaners for a one-off visit or a more regular slot.

BILLS, BILLS, BILLS



Take the stress out of setting up your utilities with help from Homebox. Their on-site introductory talks will help you navigate the set-up process with ease, ensuring that all of your household bills are handily grouped together and paid on time every month for just £15 per month.

LET'S GET CONNECTED



We understand the pressures of student life – from looming deadlines to squeezing in study hours before the exams and living on a budget. Take advantage of our complimentary WIFI voucher worth £360 (covering 12 months). Speak to a member of our team for more information on redeeming.

GEARED UP



Bedding and kitchen pack included (value of £427)– need to be requested from the team but then available during move in.

COMMUNITING WITH EASE



Discover life's vibrancy. There is so much to explore just on our doorstep. And what's more we're offering you a £200 oyster card and an Enterprise Car Club Membership for 1 year. We also have bike storage situated in all buildings for our keen cyclists.

YOU'RE WELCOME



All students are invited to an exclusive welcome event hosted in partnership with TULU. Here you'll receive exclusive discounts, learn more about the range of TULU convenience products and have the chance to meet fellow residents.

SERVICES



Good Fortune Club
萬福苑

FINDING YOUR FEET

STOCK UP

Christen your kitchen with fridge-fillers from these stores

Co-op

Stock up on your weekly essentials and more at Co-Op. Your one-stop shop for big deals and offers on quality food, only a few steps away.

Japan Centre

Inside Europe's largest Japanese food hall you'll find from over 3,000 Japanese products including essential kitchen ingredients to inspire your cooking, hard to find confectionery and sake, fresh handmade sushi, noodles and curries, Japanese street food, unique gifts & homewares and a dedicated Japanese bakery and cafe. www.ichibalondon.com

Marks & Spencer

This beloved British retailer is your one-stop for high-quality produce, easy-cook meals and indulgent cakes and sweets. Montfichet Road, Westfield Stratford, E20



Co-op



Marks & Spencer

Japan Centre



Rice Bowl Company



KKINI Korean



Singapore Garden

Preparing for your move to London? Here's some essential information to help you settle in to your first few days at Greenford Quay

FUEL UP

Need something quick to eat after a long day of studying? Thanks to apps like Deliveroo, Just Eat and Uber Eats, it's never been easier to get tasty food delivered fast. Here's our edit of the top local restaurants delivering straight to your door:

Good Fortune Club 萬福苑

With both Chinese and Cantonese options on the menu, expect Cheung Fun, dumplings and hot and sour soup. www.goodfortuneclub.co.uk

T4 - Bubble Tea

Cup of Tea 4 You! Traditional Taiwanese tea & bubble tea boutique built on serving the highest quality and freshest Taiwanese Tea. Available Cold & Hot and fully customizable sweetness. www.t4.co.uk/

Rice Bowl Company

The Rice Bowl Company comes fresh and hot straight from 5 star rated kitchen in Hammersmith Grove and Northfields. Designed by the Master Chef's at Patri; a multiple award-winning street food restaurant by Puneet Wadhvani. (Available on Deliveroo)

KKINI Korean

Specialising in Table-top Barbecue. Try out many other authentic and delicious dishes like popular Korean Fried Chicken (KFC), savoury pancake (Jeon), glass noodles (Japchae), Bibimbap and Soup. (Available on Deliveroo)

Singapore Garden

Singaporean and Malaysian specialities, plus a choice of set meals, to eat-in or takeaway. www.singaporegardenexpress.com

Kanada-Ya

Specialising in authentic Tonkotsu ramen, Kanada-Ya is considered one of the best ramen restaurants in London. www.kanada-ya.com



Kanada-Ya

HOMEGROWN TALENT

There's no excuse for missing 9am lectures with easy commutes to these campuses

Global Banking School - Greenford

• 5 minute walk

University of Westminster

• 30 minutes by bus

UAL (Lime Grove Campus)

• 45 minutes via tube

London School of Economics

• 50 minutes via tube

University of West London

• 50 minutes via bus

Imperial College London

• 55 minutes via tube

University College London

• 59 minutes via train

Middlesex University

• 1 hour 11 minutes via train

Brunel University London

• 1 hour 15 minutes via train



T4 - Bubble Tea

WHAT CAN YOU EXPECT FROM YOUR NEW POSTCODE?

There's something for everyone in our corner of West London. With VR experiences, escape rooms, cinemas, greens spaces, arts and event programmes in Greenford and Ealing. Perfect for socialising with new friends, while sports lovers will sprint to Wembley Stadium, just to the east of the development. And if you love to shop 'til you drop, Westfield White City a short tube ride away...



LOVE LOCAL

FROM MORNING COFFEE RUNS TO CANAL-SIDE WORKOUTS AND LATE-NIGHT ESSENTIALS, GREENFORD QUAY BRINGS TOGETHER THE BEST OF STUDENT LIVING IN ONE EVER-EVOLVING NEIGHBOURHOOD

ON YOUR DOORSTEP

Life at Greenford Quay is designed to make every day easier. With cafés, restaurants, fitness studios, social spaces and everyday essentials all just moments from home, students can spend less time travelling and more time enjoying life by the canal.

As the neighbourhood continues to grow, Greenford Quay is becoming one of West London's most exciting canal-side communities, a vibrant place to live, study, socialise and unwind.

Co-op

The Co-op at Greenford Quay offers everyday essentials just moments from home. From fresh food and household staples to quick meal options, it makes daily shopping simple and convenient, helping residents spend less time travelling and more time enjoying canal-side life at GQ.

Starbucks

Enjoy expertly crafted coffee, seasonal drinks and a selection of food options in a welcoming space overlooking the neighbourhood. Perfect for coffee on the go or a relaxed moment by the canal, it adds everyday comfort and convenience to life at Greenford Quay.

Kiosk GQ

Kiosk GQ is a vibrant hub combining food, drink, culture and creativity. Featuring independent food kiosks, a café and bar, wellness spaces, events and markets, it gives residents somewhere unique to eat, socialise and connect within the growing Greenford Quay community.

Esquires

Esquires serves great food and drinks from morning through to evening in a relaxed social setting. Enjoy hot and cold dishes, cocktails, mocktails and coffee with friends, or celebrate special occasions in a welcoming venue just moments from home at Greenford Quay.

BOXHYPE

BOXHYPE is a welcoming boutique gym offering boxing, strength and functional fitness classes for all levels. As an official HYROX affiliate, it also provides circuit workouts, yoga, Pilates and mobility sessions, creating a motivating community-focused environment where residents can train, recover and feel their best.#

Layla's Bistro

Layla's Bistro brings people together over fresh, flavourful meals served throughout the day. Inspired by global cuisines, the menu offers comforting dishes for every palate, from breakfasts and lunches to dinners and afternoon teas, all in a warm, welcoming neighbourhood setting.

The Gym Group

The Gym Group offers affordable, no-contract memberships with 24/7 access right onsite at Greenford Quay. With high-quality equipment and a supportive fitness environment, residents can train whenever suits them best and enjoy convenient workouts just moments from their front door.

Artistry Dental

Coming soon to Greenford Quay, Artistry Dental offers personalised dental care in a calm, modern environment. From routine appointments to smile transformations and facial aesthetics, Dr Arti and the team provide tailored treatments designed to help every patient feel comfortable and confident.



GET THE LOWDOWN

Want to know more about life at Greenford Quay?
Find out from the students who live here



THE FLATS ARE SO GORGEOUS AND THEY ARE REALLY BUILDING A COMMUNITY WITH THE EVENTS THEY HOLD



THE LOWDOWN

What drew you to Greenford Quay?

I am due to study at Westminster university in September. My campus is in Harrow which is rather close to Greenford! I found Greenford Quay online and immediately fell in love with it. I loved the interior and the facilities, so I booked a tour straight away and I was nervous at first it wouldn't meet my expectations, but I was proved wrong and wanted to move in straight away which I did!

What's your apartment like?

I adore my apartment. I'm on the 9th floor, not the highest, but still high up! The view is gorgeous facing the canal and the sunset I get to see is insane. It's a one bed flat with an open kitchen and living space which I love and the bathroom is gorgeous. I have been spoiled with the amount of storage, definitely an excuse to buy more clothes to fill up my wardrobes!

What's the best thing about living at Greenford Quay?

I love the gym so much due to the flexible hours it is open and it's rarely busy meaning I don't feel nervous working out in front of people since moving to Greenford Quay. I have lost over a stone! I also love watching the sunset and rise from my own home!

What are your neighbours like?

I am a huge dog lover and miss my dog who lives with my parents, there's so many cute dogs here and the owners are always lovely and let you have a stroke. Although I haven't met many of my neighbours, yet the concierge and security are always super friendly and helpful!

How have you found the facilities at Greenford Quay?

The facilities that are available to everyone living here are great. I love the pool table and how easy it is to host other people. I love all the spaces where you can sit down and do some work which is separate from your home so keeping work separate from your home!

Do you have any local recommendations?

I love the retail park! It has lots of good shops, M&S, Tk Maxx and the most well stocked Superdrug I have ever been to there are loads more and it's a really close under a 10 minute walk. I am a huge fan of how close to the tube station is and Greenford being on the central line is perfect super quick and constant tubes.

Is there anything else that sets Greenford Quay apart from other places?

The flats are so gorgeous and they are really building a community with the events they hold, it feels so safe here as well I have woke up at 4am and you see the security outside looking after the premises it's also got a coop which is literally in the square of your flat which is perfect if you run out of milk or something!

JEMINI CHANDA



WITH INCREDIBLE VIEWS OF THE LONDON AND EXCELLENT TRANSPORT LINKS, GREENFORD QUAY IS YOUR LAUNCHPAD TO THE MOST EXCITING CITY IN THE WORLD

Our apartments are minutes away from Greenford Station and Sadbury Station, linking you to the Central, Elizabeth and Piccadilly underground lines and overground line. Plus, an extensive bus network, there are so many options that it's so easy to visit every corner of the capital.

Chinatown

Ring in the lunar new year in London's Chinatown. With flying lion dances, parade floats, stage shows and festive street food stalls, it's the biggest Chinese New Year celebration outside of Asia. (50 mins)

Westfield London

Westfield London offers a whole new shopping experience on the other side of town in White City. Home to the Village, London's luxury shopping destination, as well as high-street staples such as Zara and Cos. (30 mins)

The shopping district

Department stores Selfridges and Liberty and the designer boutiques of Bond Street are just an short tube ride away. Plus, the iconic Carnaby Street is just around the corner. (45 mins)

BOXPARK Wembley

Just 5 minutes' walk from Wembley Park tube, BOXPARK Wembley has awesome street food restaurants and bars as well as games, live events and club nights. (32 mins)

London Designer Outlet

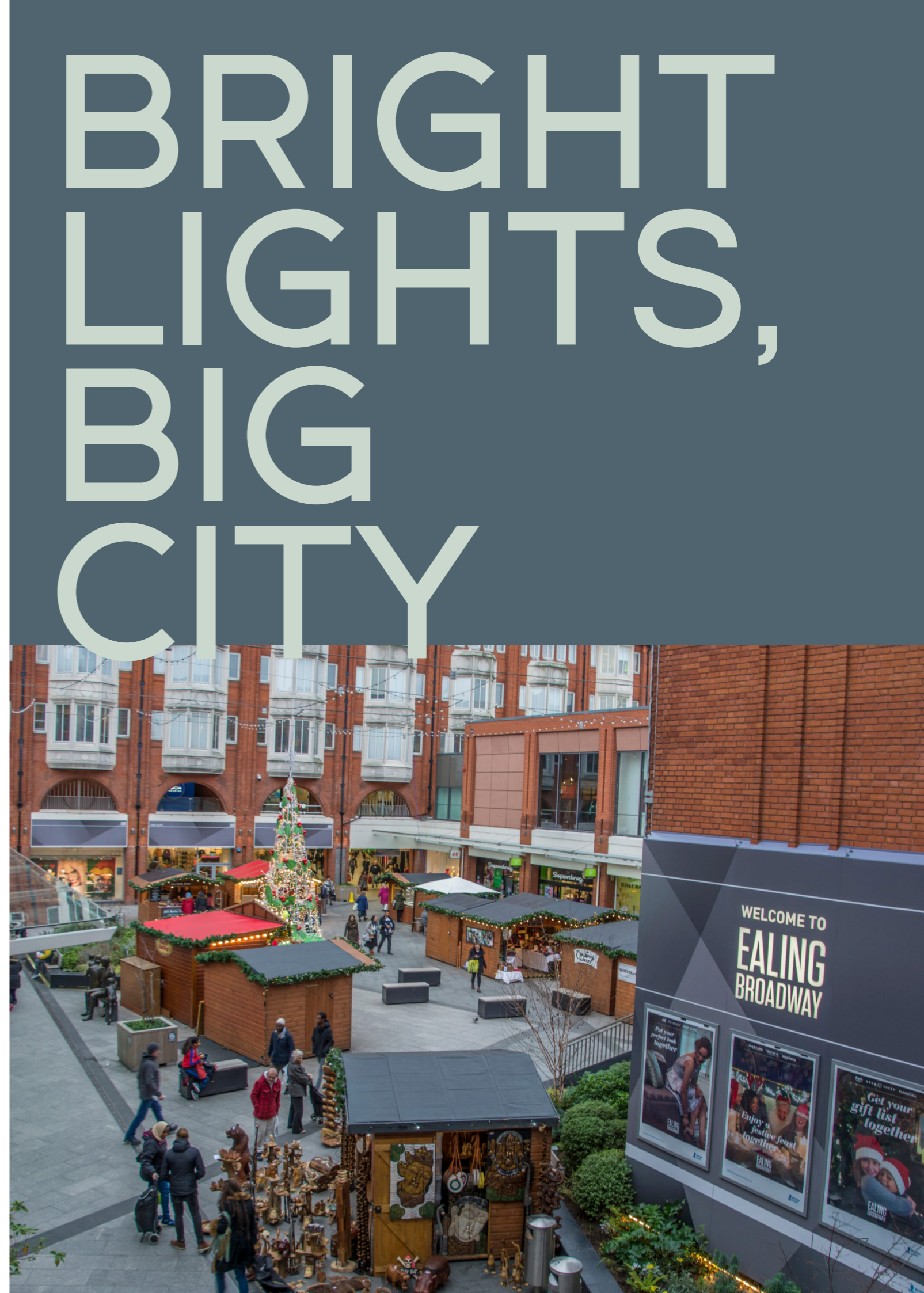
Experience exceptional shopping at London Designer Outlet. A premier destination for fashion, food, and films offering year-round discounts of 30-70% off RRP and also has 20 restaurants, bars and coffee shops and a 9-screen Cineworld. (30 mins)

Soho

Explore London's vibrant nightlife! Clubs, bars and restaurants are open into the early hours - or sit back and enjoy a sell-out show at one of the many nearby theatres. (50 mins)

Ealing Broadway

is a leading London shopping destination in Ealing with a broad range of high street and top branded shops, finest restaurants and cafes in Ealing, West London. (45 mins)





GREEN



EXPERIENCE THE VERSATILITY OF RESIDING IN A BREATHTAKING APARTMENT WITH EXCEPTIONAL SERVICE AND AMENITIES.



 Secure Parcel Rooms

 24hr Reception

 Tulu Machine

 Bike Storage

 Fully Equipped Gym

 BBQ

 Resident Lounges

 Private Dining Rooms

 Cinema Rooms

 Rooftop Terraces

 Games Rooms

 Media Room

 Dog Park


 Pet Spas

 Resident and Community Events

 Outdoor Spaces

 Onsite Security

 Complimentary Wi-Fi

 Bedding and Kitchen Pack

A CONTEMPORARY OASIS

A place where comfort takes centre stage and everything is taken care of, The Glassworks features light and airy apartments that connect effortlessly to the nature on our doorstep.



THE MODERN MANOR

With its classic warm colour palette and Art Deco-inspired design notes, Lyons Dock takes its style inspiration from the historic stately homes of Greenford.

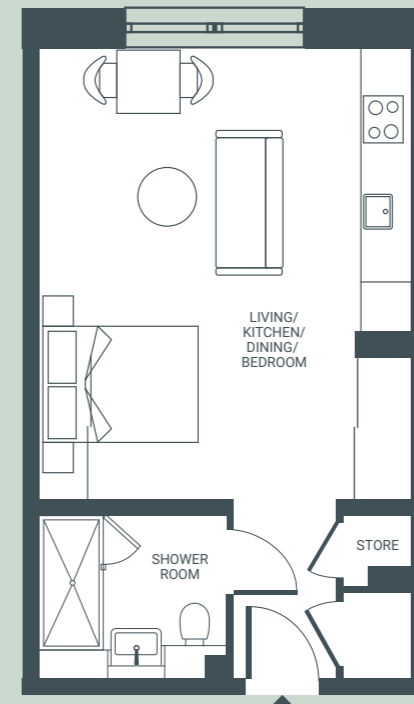


THE ORIGINAL NEIGHBOUR

With its stylish interior and furnishings, the pet-friendly interiors of Tillerians strike a harmonious blend of industrial charm, while also embracing an eclectic mix of styles, textures, and periods.



OUR APARTMENTS



STUDIO

Approx. 430 sqft / 40.0m²

- ✓ Private bathrooms
- ✓ Spacious open plan living



2 BEDROOM

Approx. 757 sqft / 70.3m²

- ✓ Perfect for sharers
- ✓ Space to study





AMENITIES: THE EXTRAS

Keep life running like clockwork with these add-on services:

- Tulu household tools and appliances vending machines
- Enterprise Car Club
- Brompton Bike Hire
- Deliveroo and food delivery
- Waste management and bin rooms
- Bike storage



CONCIERGE AND SECURITY

Located in the ground floor lobby, our concierge and security services are available 24/7. We're here to help with:

- Large deliveries and parcels
- Key release for guests
- Maintenance requests
- General queries



RESIDENT APP

Our simple, straightforward app, allows you to access a whole host of everyday essentials:

- Find an expert tradesman or highly rated cleaner
- Book a group class or PT session
- Exchange info and tips with your neighbours
- Arrange a meeting in the co-working space
- Book the private dining room or cinema room

YOUR PETS ARE PART OF OUR FAMILY AT GREENFORD QUAY



Moving away to university can be daunting. And leaving your pet behind can be even more traumatic. So, what better way to make you feel at home than the opportunity to bring along your furry friend for your new adventure. Thanks to our 'pets welcome' policy, owning a pet at Greenford Quay is a breeze, here's everything you need to know.



What kinds of pets do you allow?

While we welcome furry friends of all shapes and sizes, there are some breed restrictions in place. Please contact us directly for full details.

Are there any outside spaces for my pet?

With the Grenan Canal on your doorstep, communal gardens within our building and Horsenden

Hill a short stroll away. We also have a dedicated pet park and spa onsite, to make walks and wash days much easier.

Do you offer pet sitting?

We don't offer our own pet sitting service, but there are many in the local area. You can connect with other pet owners at Greenford Quay and get recommendations via our Resident App.



A NEW

LEASE

OF LIFE

THE GREENFORD QUAY LEASING TEAM ANSWERS YOUR QUESTIONS

Greystar's leasing team are here to help you every step of the way of your student journey.

What's your favourite thing about Greenford Quay?

GQ is a perfect combination of natural canal scenery with modern buildings. Horsenden Hill Park is just next to the site. Jogging or cycling along the canal following up with a coffee in Starbucks is a great weekend idea. You can also get on the tube which get you to Westfield (the biggest shopping mall in UK) in or City Centre in 28 mins.

How does the leasing team help students with the leasing process?

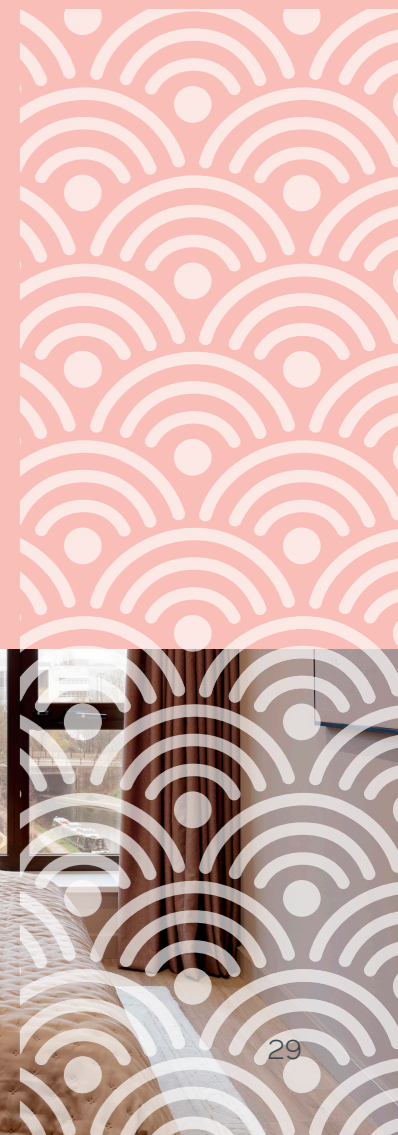
Leasing team can recommend the apartment according to their need, it can be a studio or a 2 bedroom for sharing. We will also help to set up the utilities so they can move in hassle free. Just bring your suitcase and pillow.

What attracts students to Greenford Quay?

Team GQ is an international team. You will be able to find someone who can understand your culture always. GQ provides 24/7 security, which ensures safety and we will take care of maintenance issues in a timely manner. No back and forth with your landlord, so more time to focus on study or relax.

Your top three recommendations for living in Greenford

1. You can quickly grab groceries from Coop Supermarket in GQ. Nearby Westway Retail Park also provides great options for groceries or any necessities.
2. Gym on the top of building is fully equipped with Technogym top class equipment amazing view, set yourself a fitness goal maybe a nice idea.
3. Get prepared to say hello to our furry friends as well as our swans and ducks families living in the canal.





GREENFORD
QUAY

STATION
CON

Follow us on socials to see what life
is like at Greenford Quay

  [greenfordquay](#)

